

**PLANNING BOARD  
TOWN OF WILBRAHAM**  
240 Springfield Street  
Wilbraham, Massachusetts 01095

Jeffrey Smith, Chairman  
John McCloskey  
James Moore  
Tracey Plantier  
David Sanders



John Pearsall, Planning Director  
Heather Kmelius, Adm. Asst.

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**MINUTES OF THE WILBRAHAM PLANNING BOARD  
WEDNESDAY, SEPTEMBER 14, 2016**

In attendance: Jeffrey Smith, Chairman  
John McCloskey  
James Moore  
Tracey Plantier  
David Sanders

Staff: John Pearsall, Planning Director  
Lance Trevallion, Building Inspector  
Heather Kmelius, Administrative Assistant

**Chairman Smith called the meeting to order at 6:01 PM and asked those assembled in the room to proudly join the Planning Board in the recitation of the Pledge of Allegiance.**

**1. Approval of Minutes**

Chairman Smith called for a motion to approve the minutes of August 24, 2016 and asked if there were any comments or revisions.

**MOTION (PLANTIER, MCCLOSKEY): I move that the Board approve the minutes of the August 24, 2016 Planning Board meeting as submitted. Approved (5-0).**

**2. Citizens Open Forum**

No citizens took advantage of the open forum opportunity.

**3. Building Commissioner's Report**

Building Commissioner Lance Trevallion provided updates on various building development and zoning enforcement issues in town. The Bruer Pond dredging project at 535V Main Street is complete. The solar panel installation at 651 Main Street is complete but a Certificate of Occupancy has not been issued as the required landscaping has not been installed. The solar project at 2720 Boston Road is complete and operational. A contractor has been selected for the repair work necessary to reopen the East Street Bridge, also known as the Red Bridge Road Bridge, that connects Wilbraham to Ludlow over the Chicopee River. Work on this project will begin in the spring of 2017. Iron Duke Brewing of Ludlow, MA is researching real estate options as it seeks to move its operation to Wilbraham.

4. **New Applications Received for Public Hearings on October 5, 2016:**

**A. Detached Garage, Ricciardi Residence, 840 Main Street**

**B. Detached Garage, Noonan Residence, 846 Glendale Road**

The Board reviewed the new applications without any issues to report.

5. **Appointment – Kent Pecoy & Lawrence Lloyd**

**Cedar Ridge PURD – Section E Development Plans**

Kent Pecoy and Lawrence Lloyd, representing Mile Oak Land Holdings, LLC, met with the Planning Board to provide an update on the Cedar Ridge PURD project. Mr. Pecoy stated that they would like to begin road construction of the next phase of development in Area E this fall before the pavement plants close. Mr. Lloyd explained that the condition in the Special Permit Amendment issued on February 11, 2015 to permanently protect 34.2 acres of Undisturbed Open Space at Cedar Ridge with a conservation restriction failed to be executed by the December 31, 2015 deadline due to financial restrictions. Mr. Pecoy requested that the Board agree to approve a deadline extension and allow work to commence in Area E.

**MOTION (MOORE, PLANTIER): I move that the Board grant administrative approval to extend the deadline from December 31, 2015 to December 31, 2016 for the satisfactory completion of steps to permanently protect Undisturbed Open Space areas imposed under condition 7H of special permit (SP14-04) issued February 11, 2015 and to authorize Mile Oak Land Holdings, LLC the ability to begin infrastructure improvements and to pull building permits in Area E prior to the completion of said requirement. Approved (5-0).**

6. **Appointment – Derek Salema**

**Proposed Detached Garage/Pool House – 18 Deerfield Drive**

Derek Salema presented preliminary building plans to the Board to build a detached garage/pool house that requires a special permit due to its size, height, location and number of garage doors. Mr. Salema purchased the 4,800 square foot home with a three car garage in 2010. Mr. Salema has had the property surveyed and staked for the purpose of this new structure. He has spoken to some neighbors about his proposed plans and intends to reach out to others before the public hearing takes place. The Board reviewed the site plans, preliminary building plans and the R-60 zoning requirements and advised Mr. Salema to file his Special Permit application.

7. **Special Permit Decisions for Review**

**A. SP16-03: Detached Garage – Esteves Residence, 16 Iroquois Lane**

Tracey Plantier recused herself in this matter because of potential conflict of interest concerns as a non-abutting resident of the Indian Ridge Estates development under discussion. Ms. Plantier left the room.

This matter was withdrawn without prejudice on July 27, 2016. In lieu of a published decision, the Planning Board reviewed a Notice of Administrative Disposition prepared for distribution to the homeowners of the Indian Ridge Subdivision.

**MOTION (MOORE, SANDERS): I move that the Board approve the draft Notice of Administrative Disposition dated September 14, 2016. Approved (4-0).**

**B. SP16-04: Flexible Nonsub Plan – Land of 911 Stony Hill Road, 690V Stony Hill Road**

The Planning Board reviewed the Draft Decision and asked that clarifying language be added to Condition #2 and Condition #10.

**MOTION (PLANTIER, MCCLOSKEY) I move that the Board approve the Flexible NonSubdivision Estate Lot Plan subject to conditions contained in the draft Notice of Decision dated September 14, 2016 as amended. Approved (5-0).**

8. **Sherwin Road Definitive Subdivision Plan Decision**

**Land of 911 Stony Hill Road, LLC – 690V Stony Hill Road**

The Board reviewed the Draft Decision in this matter. The Board added some language for clarity to Condition #26. The Board discussed the possibility of eliminating the sidewalk requirement imposed under Condition #14 but decided to keep the sidewalk requirement as drafted.

**MOTION (PLANTIER, MCCLOSKEY): I move that the Board approve the Sherwin Road Subdivision plan subject to conditions contained in the draft Notice of Decision dated September 14, 2016 as amended. Approved (5-0).**

9. **ZBA Public Hearings – September 22, 2016**

**A. Special Permit – East Springfield Veterinary Hospital, Inc., 2424 Boston Road**

**B. Special Permit – Prime Storage Boston Road, LLC, 2535 Boston Road**

**C. Special Permit & Variance – Prime Group Wilbraham, LLC, 2346-2350 Boston Road**

**D. Family Day Care Home Special Permit – Walker Residence, 6 Pine Drive**

**E. Appeal of Enforcement Order – Gore Family Day Care, 57 Bartlett Avenue**

The Board reviewed the Public Hearings to be heard by the ZBA on September 22, 2016.

10. **Special Town Meeting – October 24, 2016**

**Proposed Zoning By-Law Amendment – Accessory Building Definition**

The Board discussed the Proposed Zoning By-Law Amendment and confirmed that it is the first issue on the Town Meeting Warrant.

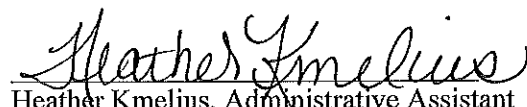
11. **Other Business - Reserved for Matters the Chair Did Not Reasonably Anticipate at the Time of Posting**  
Chairman Smith reminded all Board members to verify with the Town Clerk that they are up to date with their required Ethics Training.

Planning Board and Zoning Board of Appeals members both have confirmed their attendance at the Chapter 40B Workshop scheduled next week.

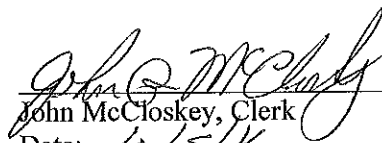
Chairman Smith discussed the status of the Community Preservation Committee as it is in the process of filling the seats of two recent resignations with one of the resignations including the CPC Chairman position. The CPC is awaiting new appointed members representing the Housing Authority and the Playground and Recreation. Stoughton Smead is the new CPC Chairman, Jeffrey Smith is the Vice Chairman and Patrick Kiernan is the Secretary.

Having no further business, the meeting was adjourned by unanimous consent at 8:31 PM. The Board will reconvene at its next scheduled meeting on Wednesday, **October 5, 2016 at 6:00 PM** in the Selectmen's Meeting Room.

Submitted:

  
Heather Kmelius, Administrative Assistant  
Date: 9.30.16

Approved As To Form And Content:

  
John McCloskey, Clerk  
Date: 10/5/16